



Presented by:  
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**Active**  
**R3110258**  
 Board: V  
 House/Single Family

**991 HAMPSHIRE ROAD**  
 North Vancouver  
 Forest Hills NV  
 V7R 1V1

Residential Detached  
**\$3,850,000** (LP)  
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$3,850,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2006**  
 Frontage(feet): **90.00** Bathrooms: **6** Age: **20**  
 Frontage(metres): **27.43** Full Baths: **5** Zoning: **RSCH**  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$13,819.05**  
 Lot Area (sq.ft.): **9,300.00** Rear Yard Exp: **South** For Tax Year: **2025**  
 Lot Area (acres): **0.21** P.I.D.: **009-913-840** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: Mountains**  
 Complex/Subdiv: **Forest Hills**  
 First Nation Reserve:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Other, Stone, Wood**  
 Foundation: **Concrete Perimeter**  
 Renovations: Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:  
 # of Fireplaces: **2** R.I. Fireplaces: Fireplaces: **Natural Gas**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**  
 Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double, Open**  
 Driveway Finish: Dist. to Public Transit: **1 block** Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: Stained glass art piece upstairs**  
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 1, BLOCK 12, SUB BLOCK X, PLAN VAP8857, DISTRICT LOT 577, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 596 & 597**

Amenities: **Air Cond./Central, Garden, In Suite Laundry, Sauna/Steam Room**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In**

Finished Floor (Main):	1,943	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,478	Main	Living Room	20'6 x 18'5	Above	Walk-In Closet	4'5 x 6'11	Main	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'0 x 9'11	Below	Recreation Room	13'0 x 14'8	Main	2
Finished Floor (Below):	1,832	Main	Kitchen	15'11 x 22'10	Below	Recreation Room	15'4 x 7'8	Above	4
Finished Floor (Basement):	0	Main	Family Room	12'11 x 20'3	Below	Sauna	12'0 x 6'5	Above	4
Finished Floor (Total):	5,253sq. ft.	Main	Office	12'1 x 10'9	Below	Bedroom	20'0 x 21'9	Above	4
Unfinished Floor:	0	Main	Laundry	7'8 x 5'7	Below	Walk-In Closet	8'0 x 3'7	Below	3
Grand Total:	5,253sq. ft.	Main	Mud Room	5'9 x 22'3	Below	Storage	11'8 x 8'11	Below	4
		Main	Foyer	17'4 x 10'0			x		
		Above	Primary Bedroom	17'3 x 13'0			x		
		Above	Walk-In Closet	10'7 x 4'10			x		
		Above	Bedroom	11'5 x 12'4			x		
		Above	Bedroom	12'11 x 10'0			x		
		Above	Bedroom	13'4 x 12'0			x		

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:  
 # of Kitchens: **1** # of Rooms: **20** MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd.**

**The forever home that families dream of. This 5,300 sqft dream home rests on a rare, 9,300 sqft south-facing flat lot in highly desired Forest Hills. The main floor flows with generous living & dining rooms. The spacious kitchen with large island & adjoining family room open up to the backyard, perfect for daily living & gatherings. Enjoy an oversized walk-through mudroom with heated floors, skylights, with access to the double garage & backyard. 4 beds up make family life simple. The primary suite is a serene retreat with steam shower, oversized jetted tub. Downstairs: play space, ample storage, built-in sauna, & self-contained guest suite. Backup generator & AC. The private, sunny, grassy yard features a basketball sport court, outdoor shower, & gas outlets. Walk to schools & the village**